

10. Plumbing Plans (**only required when number of Baths exceeds 3**): Provide gas pipe sizing and water line sizing calculations and drawings. Water line sizing shall be based on 35 psi for the system.
11. Energy Calculations: Provide 2-sets of Title 24 energy calculations to verify conformance to California State Energy Standards. Structural Calculations: Provide 2-sets of structural calculations, when required, for vertical and lateral load analysis.
12. Structural Calculations: Provide 2-sets of structural calculations, when required, for vertical and lateral load analysis.
13. Truss Drawings and Calculations: Provide 2-sets of truss drawings and calculations from the truss manufacturer, if applicable to the proposed project.
14. **STANDARD PLANS** (Master plans for tracts): All of the above requirements apply with the exception of the number of sets provided to be "One". Energy calculations shall be provided for compliance with the front facing orientation at each of the four directions (north/south/east/west)



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DEVELOPMENT DEPARTMENT

Telephone Numbers

Permit Center Administration	621-8084
Inspection Services Administration	621-8116

CITY OF FRESNO

PLANNING AND DEVELOPMENT DEPARTMENT

Building & Safety Services Division

Plan Check Requirements for Residential Buildings



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GENERAL:

Submission of incomplete plans to the City results in undue plan checking delays and lengthy back check times for both the applicant and city staff. The current edition of the California Building Code, section 106.3.3 states: "Plans and specifications shall be drawn to scale upon substantial paper or cloth and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and all relevant laws, ordinances, rules and regulations."

ACCEPTANCE GUIDELINES:

The following are the minimum document submittal requirements for Residential Plan Check. Front counter staff shall do a cursory review for complete plans suitable for submittal:

1. Plans must be drawn to a suitable scale for clarity on sheets at least 18"x24". Calculations may be on paper no smaller than 8-1/2"x11". Provide two complete sets of plans. All sheets of the plans shall be signed by project architect/engineer, designer, or person who prepared the plans.
2. Site Plan: Indicate lot dimensions, easements, streets, and setbacks, North arrow, owner's name address and phone number, drainage patterns and grade elevations to demonstrate drainage water will not be directed to adjacent

properties, or retained on site.

3. Floor Plan: Fully dimensioned floor plan layout including all rooms identified and overall building size. Indicate all window and door sizes and types, locations of all plumbing fixtures and kitchen appliances. Include all details for stairways, handrails and guardrails, fireplaces, laundry chutes, and similar features.
4. Exterior Elevations: Provide an exterior elevation of each main view. (4-views minimum) Label orientation of each elevation. (north/south/east/west) Indicate all weather and finish materials. Provide all pertinent dimensions and notations to explain materials and methods of construction.
5. Foundation Plan and Details: Fully dimensioned foundation plan showing location of all bearing footings. Provide footing details with size and depth of embedment, sill plate anchorage, and reinforcement, clearly shown on details.
6. Roof and Floor Framing Plans: Clearly indicate size, spacing and direction of framing of all structural components including beams, rafters, hips and valleys, joists, trusses, bracing, and bearing walls.
7. Building Sections: Provide sufficient building sections to depict the complete nature and extent of construction. Show

section cut symbols on floor plan, and framing plans to indicate location of building section provided. Sections shall indicate all structural components such as footings, roof, floor and ceiling framing, wall framing and all construction materials.

8. Structural Details: Provide all applicable structural details for foundation, structural framing and shear transfer requirements, cross-referenced on appropriate sheets of the plans.
9. Electrical Plan: Indicate location of all switches, receptacles, light fixtures, smoke detectors, main service panel, and any other electrical outlets and fixtures. Provide electrical load calculations to determine the required size of main service panel when the living square footage is 2000 square feet or greater and Standard plan submittals.



(CONTINUED ON BACK)